DOCUMENT #4915(21)
ADOPTED 6/18/87

MEMORANDUM JUNE 18, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on thirty-nine zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

Neighborhoods	Recommendations			
	Approval	Denial	Denial w/o Prejudice	Deferral
Allston-Brighton	3	3		1
Back Bay				
Beacon Hill				
Charlestown	1			
Chinatown				
City Proper				
Dorchester	3	2	1	
East Boston	3	2		
Fenway				
Government Center				
Hyde Park	2			
Jamaica Plain	2	1		
Kenmore				
Mattapan			1	1
North End	1			
Roslindale	1			
Roxbury	2	3		
South Boston	3	1		
South Cove				
South End			1	
West Roxbury	1			

Item # 2 deferred until parking places are determined

ZON8/H/061587/1

Jamaica Plain

Approval	Z-10061.	42-48 Woodlawn Street, three to four apartments.
Approval	Z-10076-. Z-10078.	46-53 Rockvale Circle and 35-45 Lourdes Avenue, fourteen apartments.
Denial	Z-10086.	69 Heath Street, take-out restaurant.

Mattapan

Denial without Prejudice	Z-10068.	39 Baird Street, lodging house.
Approval	Z-10073-10074.	660 Morton Street and 32 Baird Street, subdivide.
Denial without Prejudice	Z-10028.	116 Wales Street, four to eight apartments.
Deferral	Z-10018.	1659-1665 Blue Hill Avenue, meet with community.

North End

Approval	Z-10081.	186-190 Endicott Street, one family dwelling.

Roslindale

Approval	Z-10066.	43 Zeller Street, dormer addition.

Roxbury

Approval	Z-9589.	120-124A Hampden Street, ten foot security fence.
Denial	Z-10048.	524A-524 Dudley Street, two family dwelling and take-out restaurant.
Approval	Z-10059.	206 Warren Street, one to three family dwelling.
Denial	Z-10047.	160 Highland Street, two family dwelling.
Denial	Z-10084.	68 Copeland Street, one family dwelling and six lodgers.

South Boston

Approval	Z-10063.	151-151A H Street, one to two family dwelling.
Approval	Z-10089-10091.	598-602 East Second Street, five one family townhouses.
Denial	Z-10088.	151 West Sixth Street, four to five family dwelling.
Approval Denial	Z-10064.	538 East Broadway, seven apartments; office

South End

Denial without Prejudice	Z-10075.	72-74 East Dedham Street, submit plans to Authority and community.

West Roxbury

Approval	Z-10082.	23 Carrolton Road, one story addition.

BOARD OF APPEAL REFERRALS JUNE 18, 1987

		Hearing	
1.	Z-9589	6/30/87	Iron Mountain Boston, Inc. 120-124A Hampden Street, Roxbury
2.	Z-10016	6/30/87	Robert D. Lally 90 Braintree Street, Allston
3.	Z-10018	6/30/87	Joseph Lombardi 1659-1665 Blue Hill Avenue, Mattapan
4.	Z-10020	6/30/87	Edward W. Gincauskis 1 Allen Road, Brighton
5.	Z-10028	6/30/87	Patrick Maguire 116 Wales Street, Mattapan
6.	Z-10034	6/23/87	Charles Butcher 45 Electric Avenue, Brighton
7.	Z-10041	6/23/87	Richard P. Verrochi 33 Princeton Street, East Boston
8.	Z-10047	6/23/87	Donald Henry 160 Highland Street, Roxbury
9.	Z-10048	6/23/87	Teixeira & Rosa Realty Trust 524A-524 Dudley Street, Roxbury
10.	Z-10051	6/30/87	Gregory Coras 55 Charles Street, Hyde Park
11.	Z-10052	6/30/87	Daniel Owen Mee 72-74 Saybrook Street, Brighton
12.	Z-10053	6/30/87	Ellsworth Supply Company 3-5 Ellsworth Street, Dorchester
13.	Z-10054	6/30/87	Luciano Pires 94 East Cottage Street, Dorchester
14.	Z-10055	6/30/87	Bartholomew Flynn 860 Adams Street, Dorchester
15.	Z-10056	6/30/87	Richard L. A. Cowan 83 Webster Street, East Boston
16.	Z-10057	6/30/87	Michael & Steven Hynds 252 Western Avenue, Brighton
17.	Z-10058	6/30/87	Rudolph Celani 306-308 Lexington Street, East Boston

BOARD OF APPEAL REFERRALS JUNE 18, 1987

		Hearing	
18.	Z-10059	6/30/87	Emily Sharfman 206 Warren Street, Roxbury
19.	Z-10060-10061	6/30/87	Jeffrey R. Ricklin 42-48 Woodlawn Street, Jamaica Plain
20.	Z-10062	7/7/87	Roman Zar 316 Summit Avenue, Brighton
21.	Z-10063	6/23/87	Joseph E. Fitzgerald 151-151A H Street, South Boston
22.	Z-10064	7/7/87	Anton Repa 538 East Broadway, South Boston
23.	Z-10066	7/7/87	Ellen M. Vogel 43 Zeller Street, Roslindale
24.	Z-10067	6/23/87	John G. Kerr 6 Howell Street, Dorchester
25.	Z-10068	7/7/87	George H. Gaines 39 Baird Street, Mattapan
26.	Z-10069-10070	7/7/87	Arthur J. Granara 142 Waldemar Avenue & 7 Crestway Road East Boston
27.	Z-10073-10074	7/7/87	Antonio G. Correia 660 Morton Street & 32 Baird Street Mattapan
28.	Z-10075	7/7/87	Nicholas Laudani 72-74 East Dedham Street, Boston
29.	Z-10076-10078	7/7/87	Habitas Development 46-52 & 47-53 Rockvale Circle & 35-45 Lourdes Avenue, Jamaica Plain
30.	Z-10081	7/7/87	Theodore Anzalone 186-190 Endicott Street, Boston
31.	Z-10082	7/7/87	Barry M. Anderer 23 Carrolton Road, West Roxbury
32.	Z-10084	7/7/87	Buck Habtemariam 68 Copeland Street, Roxbury
33.	Z-10085	7/7/87	Philip Mansucto 44 Gerrish Street, Brighton

BOARD OF APPEAL REFERRALS JUNE 18, 1987

		Hearing	
34.	Z-10086	7/7/87	S & P Realty Trust 69 Heath Street, Jamaica Plain
35.	Z-10087	7/7/87	Timothy Donovan 24 Glendon Street, East Boston
36.	Z-10088	7/7/87	Sharon Oxmon 151 West Sixth STreet, South Boston
37.	Z-10089-10091	7/7/87	Second Street Realty Trust 598-602 East Second Street, South Boston
38.	Z-10092	7/7/87	Peter J. Brady 61 Linwood Street, Hyde Park
39.	Z-10093	7/7/87	Richard F. & Mary Ann Hudson 25 Monument Square, Charlestown

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GAY FORBES, DEPUTY DIRECTOR OF
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JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 6/30/87

Z-9589
Iron Mountain Boston, Inc.
120-124A Hampden Street
Roxbury

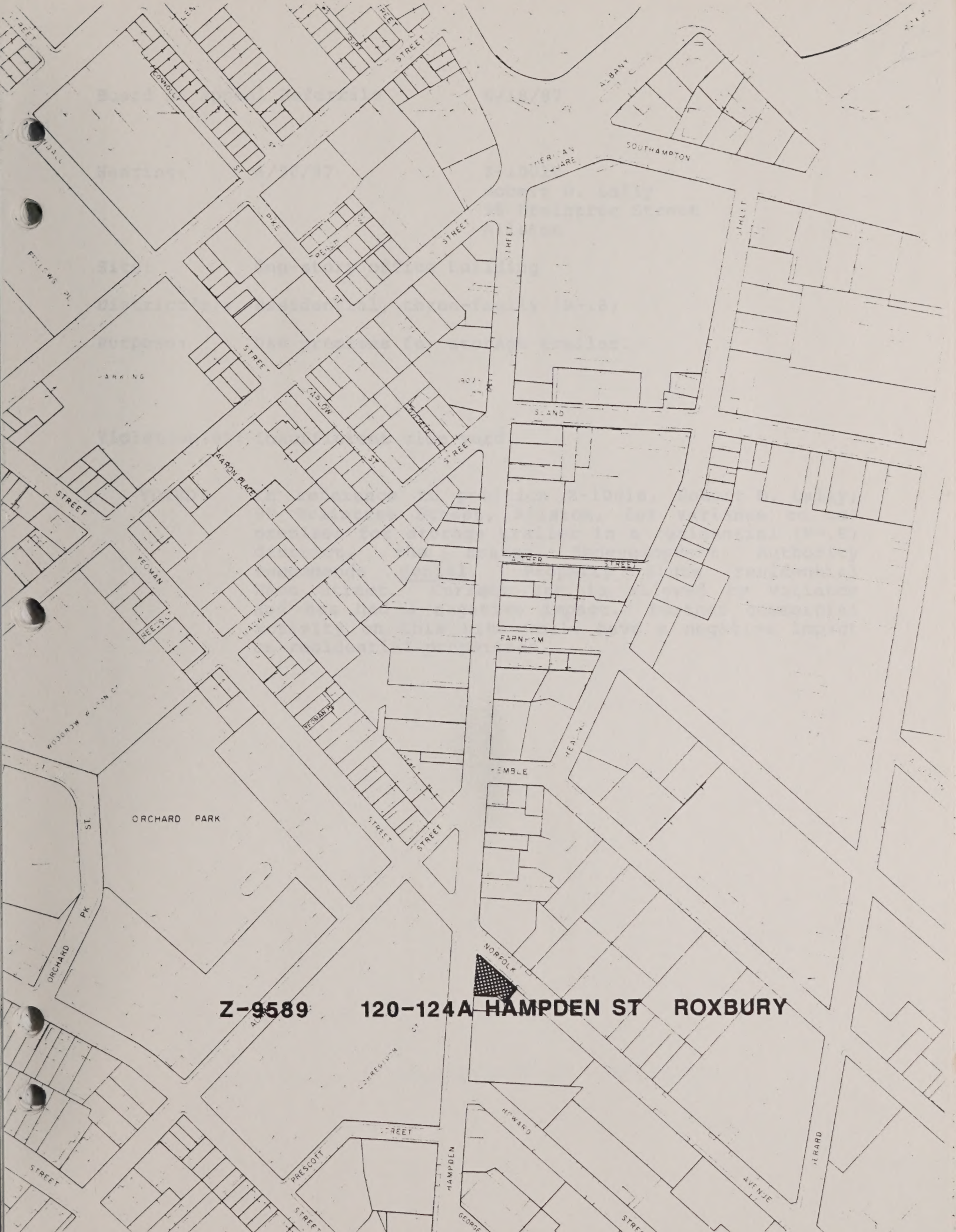
Site: Six-story structure

District(s): Manufacturing (M-2)

Purpose: Remove and replace ten-foot high fence.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-9589, Iron Mountain Boston, Inc., 120-124A Hampden Street, Roxbury, for variance to remove and replace ten-foot high fence in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. Heavy industrial area. Fence will provide security for data storage facility and its vehicles.



Z-9589 120-124A HAMPDEN ST ROXBURY

Board of Appeal Referrals 6/18/87

Hearing: 6/30/87

Z-10016
Robert D. Lally
90 Braintree Street
Allston

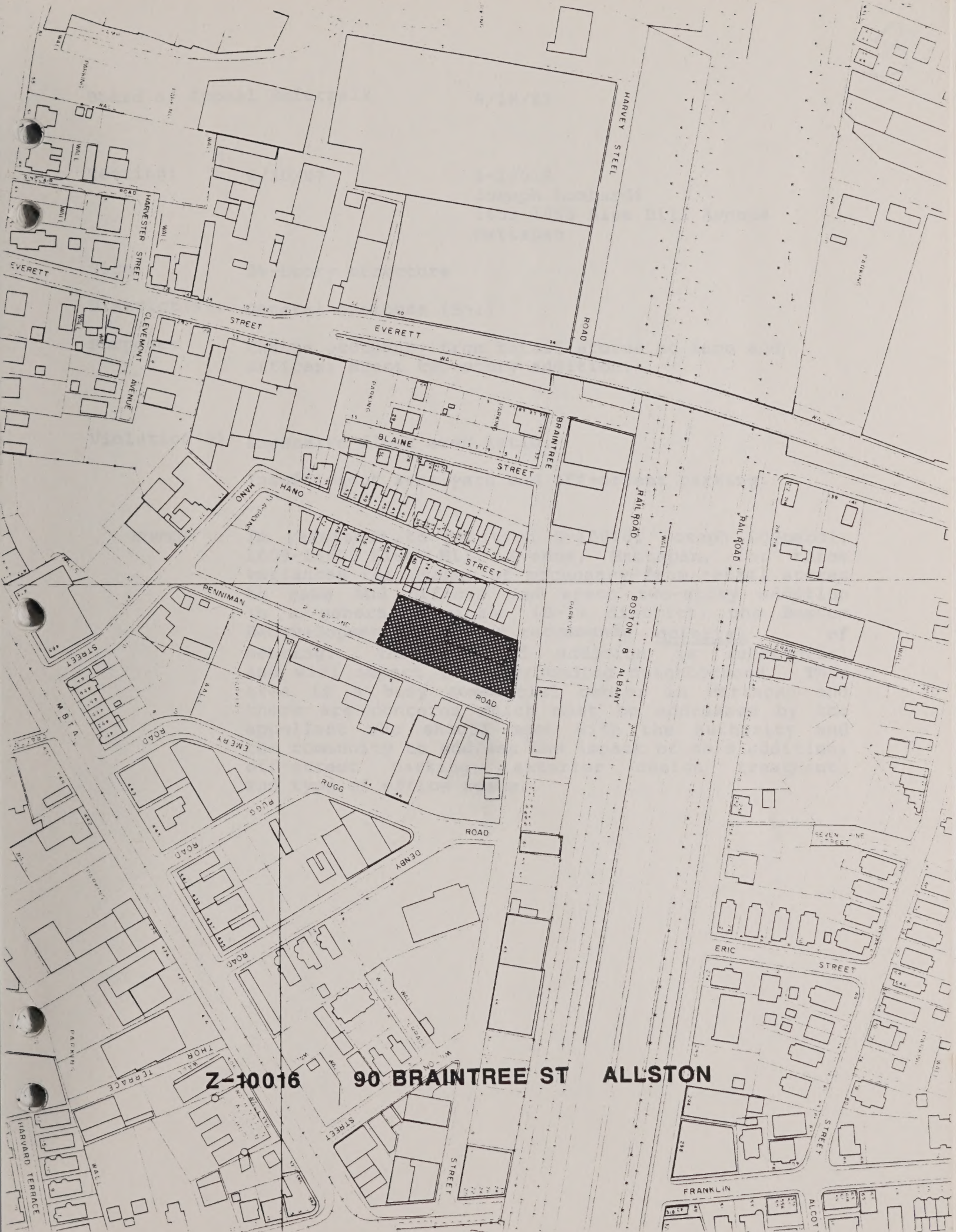
Site: One-story office building

District(s): Residential, three-family (R-.8)

Purpose: Use premises for storage trailer.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10016, Robert D. Lally, 90 Braintree Street, Allston, for variance to use premises for storage trailer in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Property abuts residential Hano Street. Current use is allowed by variance and has had a negative impact. Further commercial activity on this site would have a negative impact on residential properties.



Z-10016 90 BRAINTREE ST ALLSTON

3

Board of Appeal Referrals 6/18/87

Hearing: 6/30/87

Z-10018
Joseph Lombardi
1659-1665 Blue Hill Avenue
Mattapan

Site: 2½-Story structure

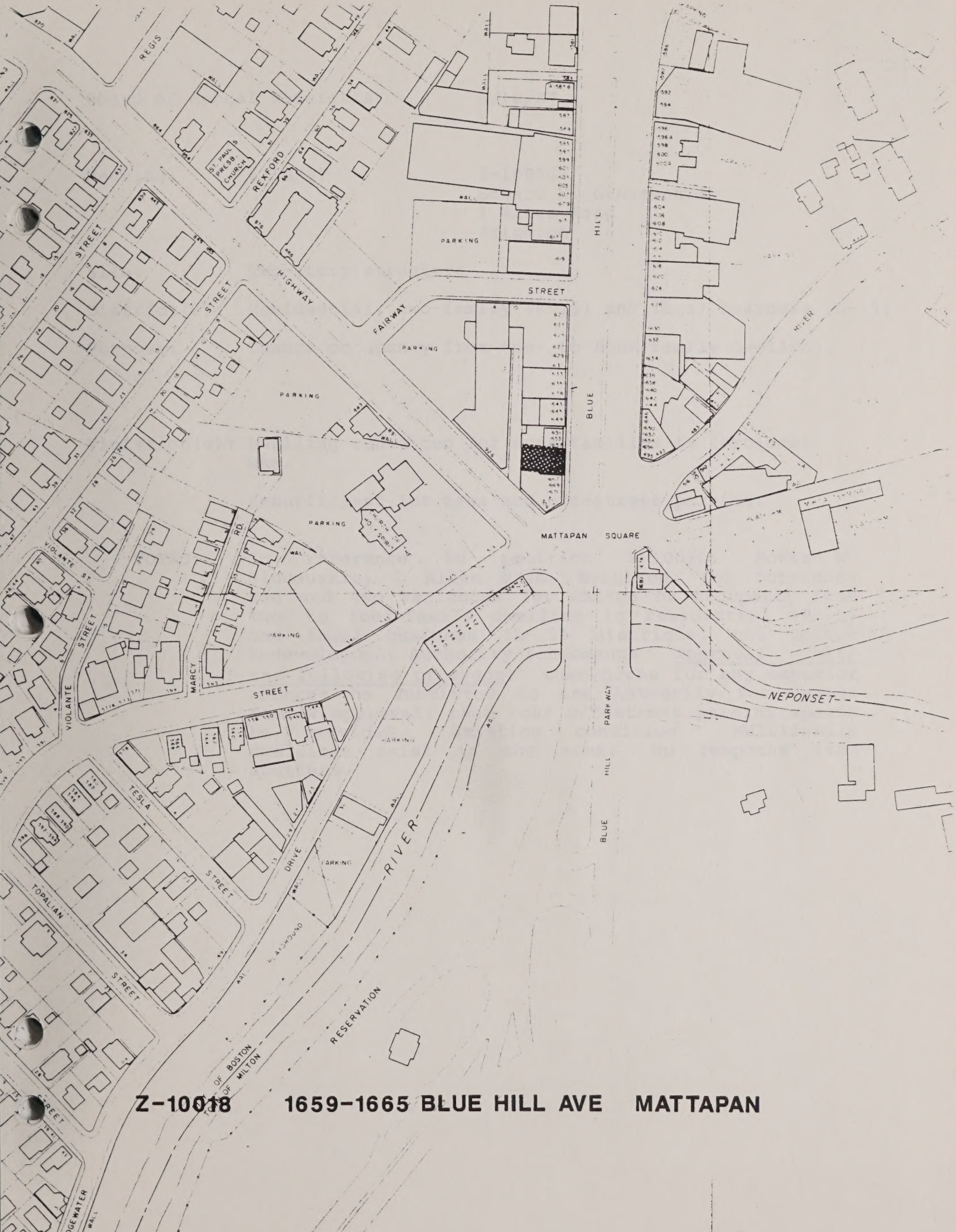
District(s): General business (B-1)

Purpose: Change occupancy from retail stores to same and offices; erect two-story addition.

Violation(s): Excessive floor area ratio.

Insufficient rear yard and off-street parking.

VOTED: In reference to petition Z-10018, Joseph Lombardi, 1659-1665 Blue Hill Avenue, Mattapan, for three variances for change of occupancy from retail stores to same and offices and erect two-story addition in a general business (B-1) district, the Boston Redevelopment Authority recommends deferral of hearing. The proposed addition is substantial and will impact the surrounding neighborhood. This area is a busy commercial center in Mattapan and there are concerns which must be addressed by the appellant who should meet with the Authority and the community to address the impact of this addition, off-street parking, exterior design treatment, and type of office space.



Z-10018 1659-1665 BLUE HILL AVE MATTAPAN

Board of Appeal Referrals 6/18/87

Hearing: 6/30/87 Z-10020
Edward W. Gincauskis
1 Allen Road
Brighton

Site: Two-story structure

District(s): Residential, two-family (R-.5) and local business (L-.5)

Purpose: Change occupancy from two- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-10020, Edward W. Gincauskis, 1 Allen Road, Brighton, for forbidden use and two variances for change of occupancy from two- to four-family dwelling in residential (R-.5) and local business (L-.5) districts, the Boston Redevelopment Authority recommends approval with the following provisos: that plans for any exterior changes be submitted to the Authority for design review approval; that four off-street parking spaces be provided. Existing condition. Multifamily dwellings exist in the area. No response from abutters.

Z-10020 1 ALLEN RD BRIGHTON
ROGERS PARK
ROGERS PARK
STREET
ROAD
AVENUE
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5

Board of Appeal Referrals 6/18/87

Hearing: 6/30/87 Z-10028
Patrick Maguire, Trustee
116 Wales Street
Dorchester

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from four to eight apartments.

Violation(s): Insufficient lot area and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-10028, Patrick Maguire, Trustee, 116 Wales Street, Dorchester, for three variances for change of occupancy from four to eight apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial as submitted. Vacant structure was originally constructed to contain four 950-square-foot units. The proposal is to divide the units. The proposal is to divide the units into eight two-bedroom units approximately 440 square feet in each. There is insufficient off-street parking, no open space, and the inadequate size of the units is a serious concern. The surrounding neighborhood consists of multifamily detached homes with side yards, rear yards, and limited off-street parking. There are no eight-unit structures in this neighborhood. The impact of a project of this density on this neighborhood is also a very serious concern.

Z-10028 116 WALES ST MATTAPAN

6

Board of Appeal Referrals 6/18/87

Hearing: 6/23/87 Z-10034
Charles Butcher
45 Electric Avenue
Brighton

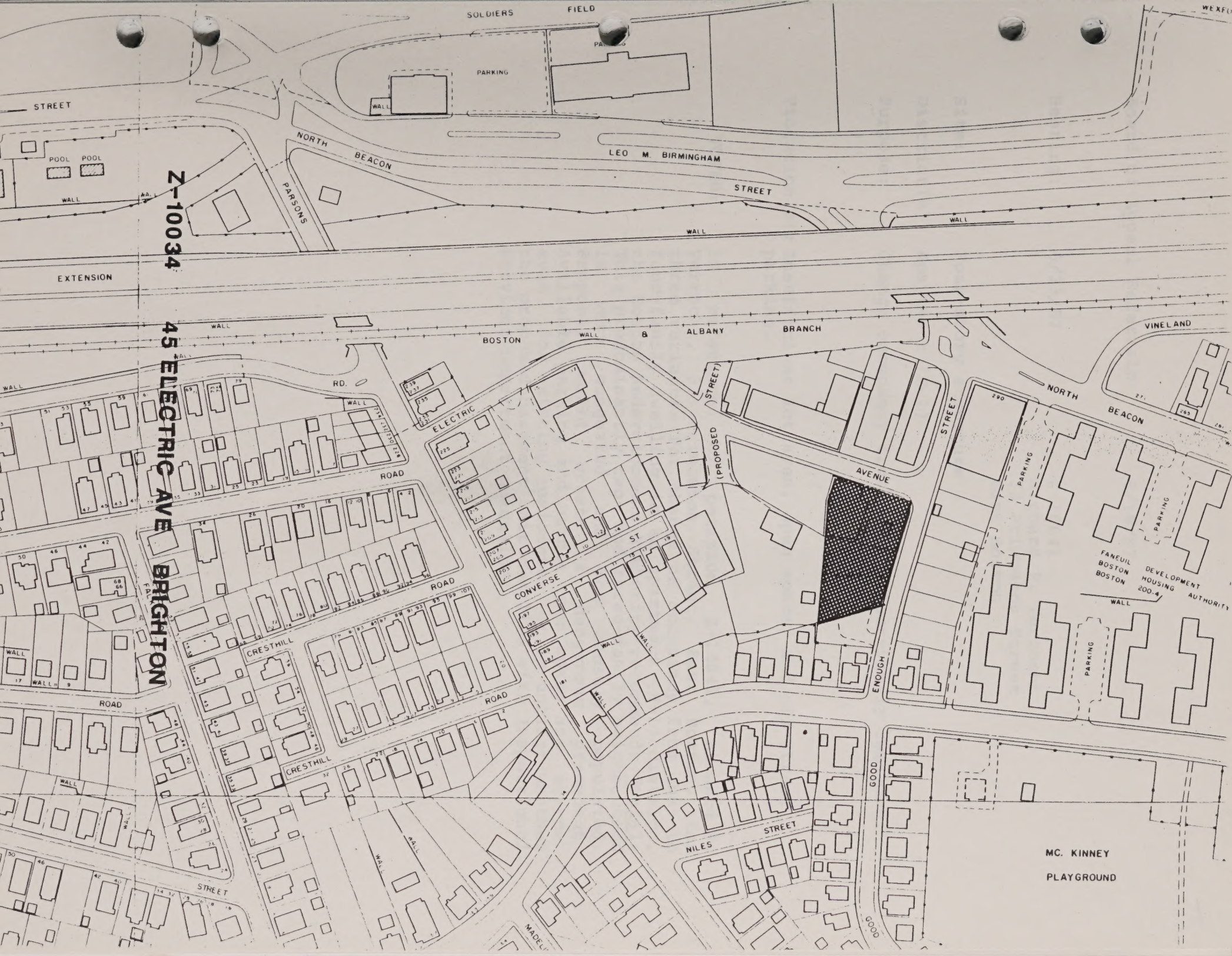
Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Erect two additions to warehouse-office building.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10034, Charles Butcher, 45 Electric Avenue, Brighton, for variance to erect two additions to warehouse-office building in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Addition for more storage space will not increase yard deficiency.


Z-10034
45 ELECTRIC AVE BRIGHTON
SOLDIERS FIELD
PARKING
STREET
POOL
POOL
WALL
NORTH BEACON
LEO M. BIRMINGHAM
STREET
PARSONS
WALL
EXTENSION
BOSTON & ALBANY BRANCH
WALL
RD.
ELECTRIC
ROAD
CRESTHILL
ROAD
CONVERSE
ST
(PROPOSED)
AVENUE
STREET
VINELAND
NORTH BEACON
PARKING
PARKING
PARKING
FANEUIL
BOSTON
BOSTON
DEVELOPMENT
HOUSING
200-4
AUTHORITY
ENOUGH
GOOD
NILES
STREET
MC. KINNEY
PLAYGROUND

Board of Appeal Referrals 6/18/87

Hearing: 6/23/87 Z-10041
Richard P. Verrochi
33 Princeton Street
East Boston

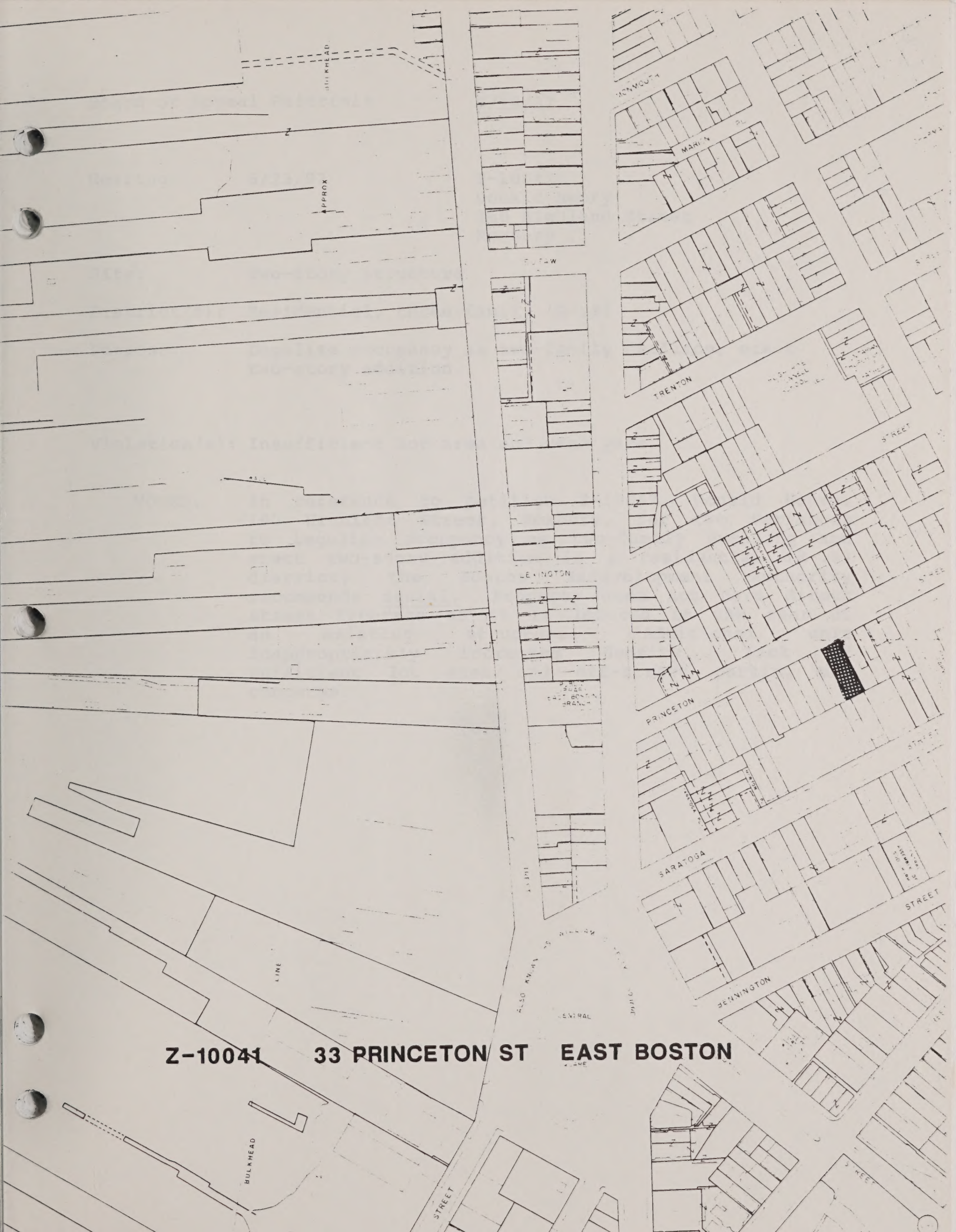
Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to four-family dwelling.

Violation(s): Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-10041, Richard P. Verrochi, 33 Princeton Street, East Boston, for three variances for change of occupancy from one- to four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. This predominantly two- and three-family neighborhood is very congested and too densely populated. Proposal would create a dangerous precedent. Available parking and usable open space are scarce even for existing residents. It is unclear whether the proposed basement unit complies with Inspectional Services Department guidelines.



Z-10041 33 PRINCETON ST EAST BOSTON

8

Board of Appeal Referrals 6/18/87

Hearing: 6/23/87

Z-10047
Donald Henry
160 Highland Street
Roxbury

Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as two-family dwelling; erect two-story addition.

Violation(s): Insufficient lot area and rear yard.

VOTED: In reference to petition Z-10047, Donald Henry, 160 Highland Street, Roxbury, for two variances to legalize occupancy as two-family dwelling and erect two-story addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Property does not have direct street frontage as it is located in the rear of an existing structure. Additional unit inappropriately increases density. Lack of sufficient lot area and off-street parking are concerns.

ROMAR TER
CEDAR PARK
HIGHLAND PARK AVENUE
HIGHLAND PARK ST.
FORT AVENUE
HIGHLAND PARK
ROXBURY STANDPIPE U.S.C.&G.S.
CHICKATABOT PARK
BEECH GLEN STREET
THWING STREET
HAWTHORNE
HOLY TRINITY HIGH SCHOOL (R.C.)
HIGHLAND
FULDA
VALENTINE
VALE
MARCELLA STREET
JOHN J. CONNOLLY PLAYGROUND
LAMBERT
ELLIS
Z-10047 160 HIGHLAND ST., ROXBURY

Board of Appeal Referrals 6/18/87

Hearing: 6/23/87 Z-10048
Teixeira & Rosa Realty Trust
524A-524 Dudley Street
Roxbury

Site: 2½-Story structure

District(s): Local business (L-1)

Purpose: Change occupancy from one-family dwelling and store to two-family dwelling and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

Insufficient off-street parking.

VOTED: In reference to petition Z-10048, Teixeira & Rosa Realty Trust, 524A-524 Dudley Street, Roxbury, for conditional use and variance for change of occupancy from one-family dwelling and store to two-family dwelling and take-out restaurant in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. The plans submitted show three residential units, two one-bedroom units approximately 400 square feet in size and one two-bedroom unit approximately 800 square feet. Proposed use of this structure is excessive, the residential units are too small, and there is no provision for off-street parking. The addition of a take-out restaurant would negatively impact the neighborhood. Appellant has not met with the Authority or community. Concerns are: take-out restaurants, off-street parking, and the impact of project on the surrounding area. Community has expressed opposition.

Z-10048 524A-524 DUDLEY ST ROXBURY

10

Board of Appeal Referrals 6/18/87

Hearing: 6/30/87

Z-10051
Gregory Coras
55 Charles Street
Hyde Park

Site: 5,067 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family duplex dwelling.

Violation(s): Off-street parking not allowed within front or side yards.

Insufficient lot area, front, and side yards.

VOTED: In reference to petition Z-10051, Gregory Coras, 55 Charles Street, Hyde Park, for four variances to erect two-family duplex dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed dwelling is compatible with the one- and two-family residential character of the neighborhood.

Z-10051 55 CHARLES ST HYDE PARK

Board of Appeal Referrals 6/18/87

Hearing: 6/30/87

Z-10052
Daniel Owen Mee
72-74 Saybrook Street
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Enclose porch of three-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10052, Daniel Owen Lee, 72-74 Saybrook Street, Brighton, for variance to enclose rear porch of three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Enclosure of first-floor rear porch will not increase rear yard deficiency.

Z-10052 72-74 SAYBROOK ST BRIGHTON

12

Board of Appeal Referrals 6/18/87

Hearing: 6/30/87 Z-10053
Ellsworth Supply Company
3-5 Ellsworth Street
Dorchester

Site: 1½-Story structure

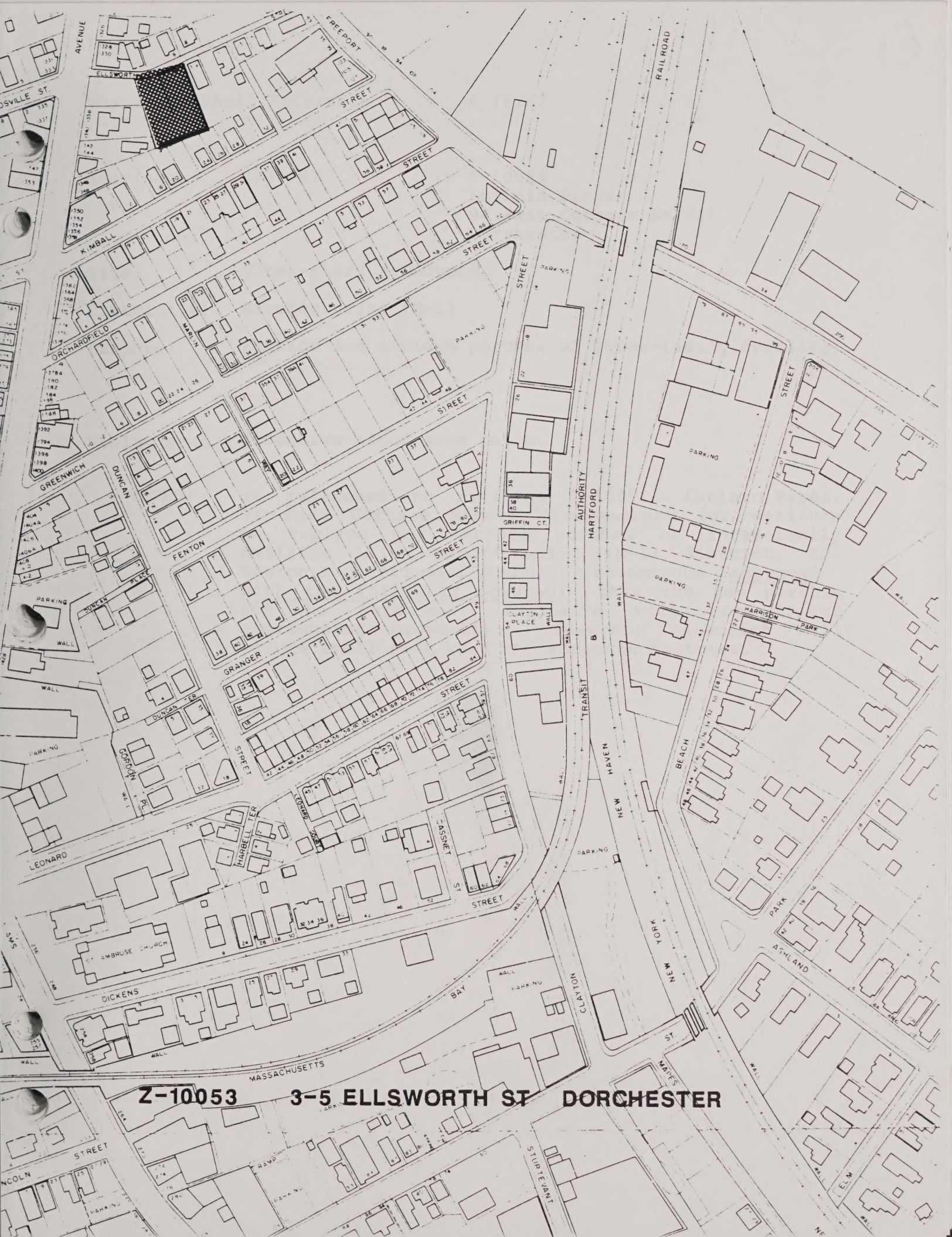
District(s): Residential, three-family (R-.8)

Purpose: Erect one-story side addition to storage structure.

Violation(s): Extension of nonconforming use.

Insufficient side, rear yards, and off-street parking.

VOTED: In reference to petition Z-10053, Ellsworth Supply Company, 3-5 Ellsworth Street, Dorchester, for four variances to erect one-story side addition to storage structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Appellant must raze a residential structure to construct proposed addition. Ellsworth Supply has done this in the past in order to expand business. To continue this practice would result in few remaining residential properties and would be detrimental to the remaining residents of the area. Community is strongly opposed.



Z-10053 3-5 ELLSWORTH ST DORCHESTER

Board of Appeal Referrals 6/18/87

Hearing: 6/30/87

Z-10054
Lucinio Pires
94 East Cottage Street
Dorchester

Site: Three-story structure

District(s): Manufacturing (M-1)

Purpose: Replace and enclose porches of three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10054, Lucinio Pires, 94 East Cottage Street, Dorchester, for variance to replace and enclose porches of three-family dwelling in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that the new porches not be extended. Enclosure will not impact surrounding properties. However, extension will reduce small rear yard and encroach abutters.

Z-10054 94 EAST COTTAGE ST DORCHESTER

14

Board of Appeal Referrals 6/18/87

Hearing: 6/30/87

Z-10055
Bartholomew Flynn
860 Adams Street
Dorchester

Site: Three-story structure

District(s): Residential, two-family (R-.5)

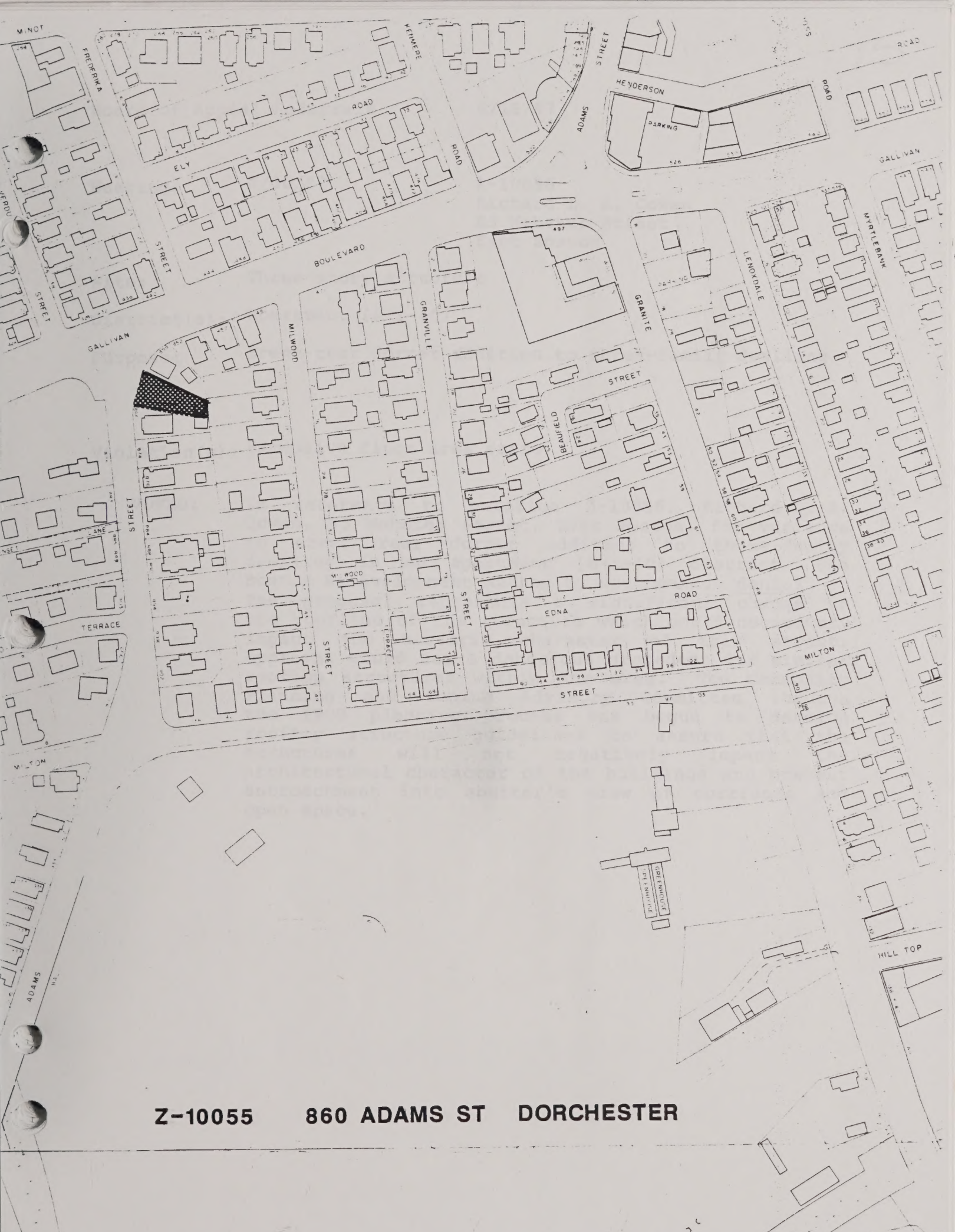
Purpose: Change occupancy from two- to three-family dwelling; extend dormers.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-10055, Bartholomew Flynn, 860 Adams Street, Dorchester, for forbidden use and four variances for change of occupancy from two- to three-family dwelling and extend dormers in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Neighborhood is a mix of one- and two-family dwellings. Proposed basement apartment would conflict with this residential mix and two-family zoning district and also set an unwanted precedent.



Z-10055 860 ADAMS ST DORCHESTER

15

Board of Appeal Referrals 6/18/87

Hearing: 6/30/87

Z-10056
Richard L. A. Cowan
83 Webster Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1-40)

Purpose: Erect rear dormer addition to three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10056, Richard L. A. Cowan, 83 Webster Street, East Boston, for variance to erect rear dormer addition to three-family dwelling in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends denial. The proposal represents a significant change in the roofline of the structure which could negatively impact the historic character of this street. Approval would set a dangerous precedent for similar rooftop structures within the area. The Community Planning and Zoning Advisory Committee through the IPOD planning process has begun to develop rooftop structure guidelines to assure that the structures will not negatively impact the architectural character of the buildings and prevent encroachment into abutter's view of corridors and open space.

EAST BOSTON

Z-10056 83 WEBSTER ST EAST BOSTON

PIER NO. 1

Board of Appeal Referrals 6/18/87

Hearing: 6/30/87

Z-10057
Michael & Steven Hynds
252 Western Avenue
Brighton

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Enclose front patio of tavern.

Violation(s): Excessive floor area ratio.

Insufficient off-street parking.

VOTED: In reference to petition Z-10057, Michael & Steven Hynds, 252 Western Avenue, Brighton, for two variances to enclose front patio of tavern in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Expansion of tavern use is inappropriate due to number of such uses in Allston-Brighton area. No off-street parking available on site will result in negative traffic impacts from expanded use. Western Avenue is a main artery with heavy traffic both day and evening.

Z-10057 252 WESTERN AVE BRIGHTON

Board of Appeal Referrals 6/18/87

Hearing: 6/30/87 Z-10058
Rudolph Celani
306-308 Lexington Street
East Boston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as four apartments.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-10058, Rudolph Celani, 306-308 Lexington Street, East Boston, for three variances to legalize occupancy as four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing condition for several years compatible with surrounding structures.

Z-10058 306-308 LEXINGTON ST EAST BOSTON
PUTNAM SQUARE
PRESCOTT SQUARE
DAY SQUARE
LEXINGTON SQUARE
PUTNAM STREET
EAST EAGLE PRESCOTT STREET
BOSTON SCHOOL
GOSPEL HALL
PHILIP H. SHERIDAN SCHOOL
PATRICK J. KENNEDY SCHOOL
ST JOHN THE BAPTIST CHURCH
FIRE DEPT ENGINE 5
AMERICAN LEGION PLAYGROUND
STANDS
BOSTON & ALBANY
CHELSEA STREET

Board of Appeal Referrals 6/18/87

Hearing: 6/30/87

Z-10059
Emily Sharfman
206 Warren Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10059, Emily Sharfman, 206 Warren Street, Roxbury, for two variances for change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans inclusive of off-street parking be submitted to the Authority for design review approval. Vacant structure will be rehabilitated. Occupancy compatible with existing density of neighborhood.

Z-10059 206 WARREN ST ROXBURY

Board of Appeal Referrals 6/18/87

Hearing: 6/30/87 Z-10060-10061
Jeffrey R. Riklin
42-48 Woodlawn Street
Jamaica Plain

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy of each of two dwellings from three- to four-family dwellings.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petitions Z-10060-10061, Jeffrey R. Riklin, 42-48 Woodlawn Street, Jamaica Plain, for six variances for change of occupancy of each of two dwellings from three- to four-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that eight off-street parking spaces be provided for use by occupants of these units on contiguous parcel; that basement units comply with Inspectional Services Department guidelines; that plans be submitted to the Authority for design review approval. Basement space is above grade due to steeply sloping topography. Appellant has reviewed plans with community which has agreed to support proposal with condition that adjacent property be purchased for parking purposes, and appellant has agreed.

Z-10060-10061 42-44 WOODLAWN ST JAMAICA PLAIN

20

Board of Appeal Referrals 6/18/87

Hearing: 7/7/87

Z-10062
Roman Zar
316 Summit Avenue
Brighton

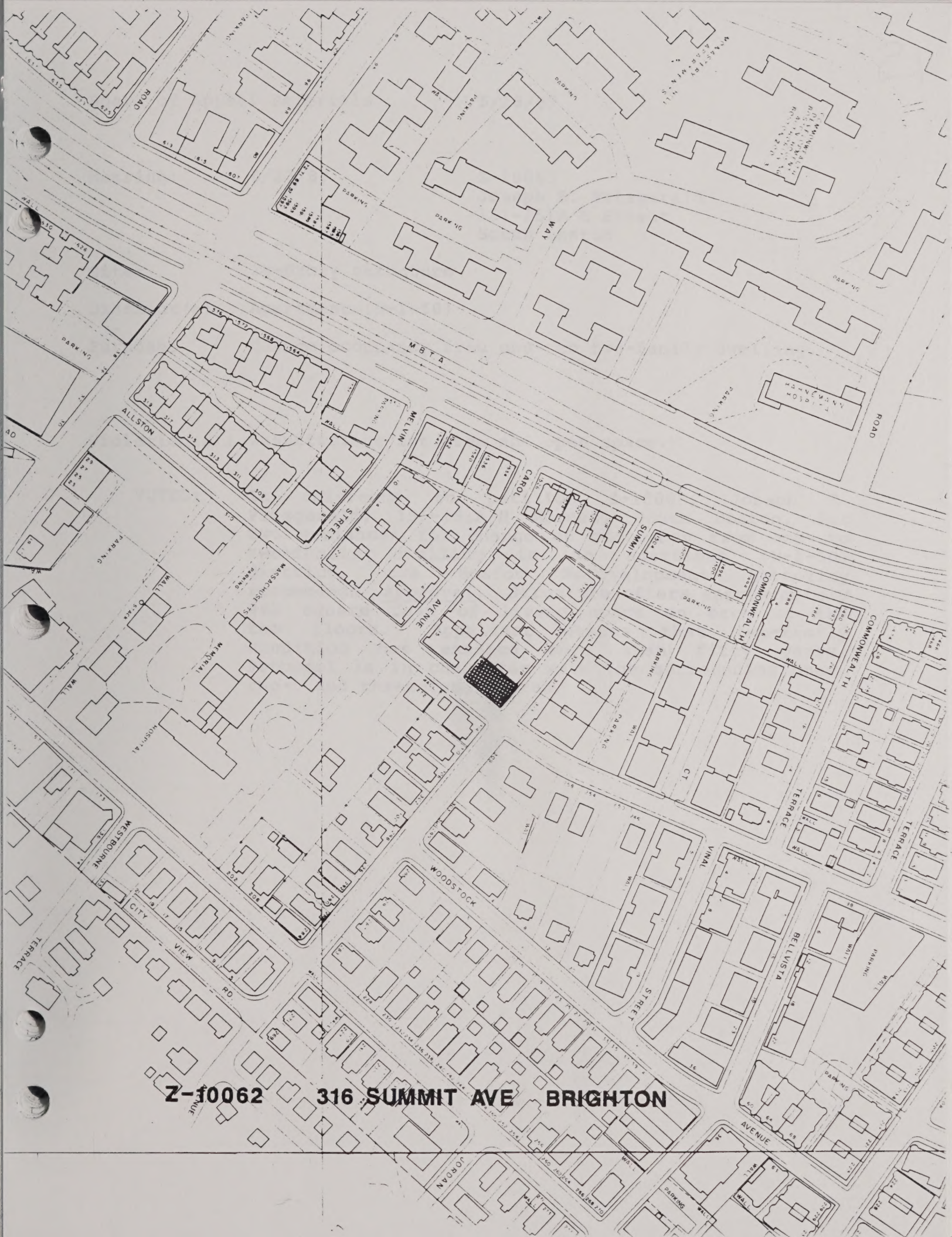
Site: Three-story structure (12 apartments)

District(s): Apartment (H-1)

Purpose: Extend first-floor apartment to basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10062, Roman Zar, 316 Summit Avenue, Brighton, for variance to extend first-floor apartment of twelve-apartment structure into basement in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Legalization of work done to create additional basement space. Additional space is unwarranted. Corey Hill area is extremely dense. Inspectional Services Department application states five bedrooms while plans indicate four.



Z-10062 316 SUMMIT AVE BRIGHTON

Board of Appeal Referrals 6/18/87

Hearing: 6/23/87

Z-10063
Joseph E. Fitzgerald
151-151A H Street
South Boston

Site: 2½-Story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10063, Joseph E. Fitzgerald, 151-151A H Street, South Boston, for two variances for change of occupancy from one- to two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Structure offers approximately 940 square feet of living space on each of the two floors. Appellant states that two-family condition has existed more than fifty years. Proposal is in character with the surrounding one-, two-, and three-family area.

Z-10063 151-151A H ST SOUTH BOSTON

22

Board of Appeal Referrals 6/18/87

Hearing: 7/7/87

Z-10064
Anton Repa
538 East Broadway
South Boston

deferred for one week until 7/14 for study of parking plan

Site: Five-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from lodging house to seven apartments and office.

Violation(s): Professional office is conditional use.

Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-10064, Anton Repa, 538 East Broadway, South Boston, for conditional use and three variances for change of occupancy from lodging house to seven apartments and office in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends **approval** of seven apartments and **denial** of office. The appellant states that after much neighborhood input, the building was remodeled in 1975 to house seven apartments and one small office. The appellant states also that all the units are registered with the Rent Equity Board. Submitted plans indicate the units are small in size; however, they have existed for approximately ten years and are currently occupied. The office space appears to have been originally intended for use by the lodging house manager and as such is small. With building currently being occupied by apartments, there is little need for the office which could be better utilized as living space for one of the apartments.

Z-10064 538 EAST BROADWAY SOUTH BOSTON

Board of Appeal Referrals 6/18/87

Hearing: 7/7/87

Z-10066
Ellen M. Vogel
43 Zeller Street
Roslindale

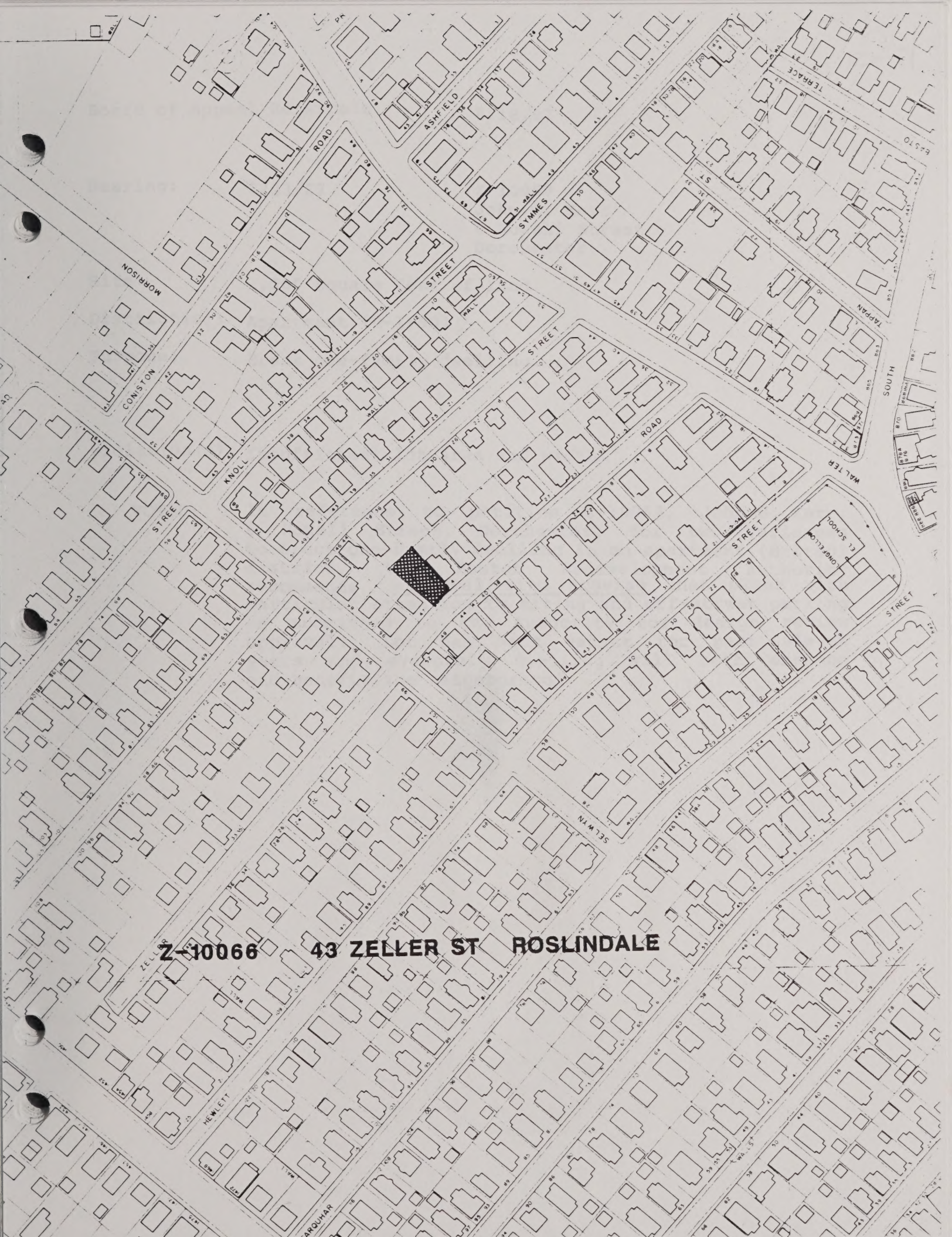
Site: 1½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect shed dormer addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10066, Ellen M. Vogel, 43 Zeller Street, Roslindale, for variance to erect shed dormer addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Dormer would expand existing living space in this one-story cape-style structure. Yard violation will not be increased. No imposition on adjacent properties.



Z-10066 43 ZELLER ST ROSLINDALE

Board of Appeal Referrals 6/18/87

Hearing: 6/23/87

Z-10067
John G. Kerr
6 Howell Street
Dorchester

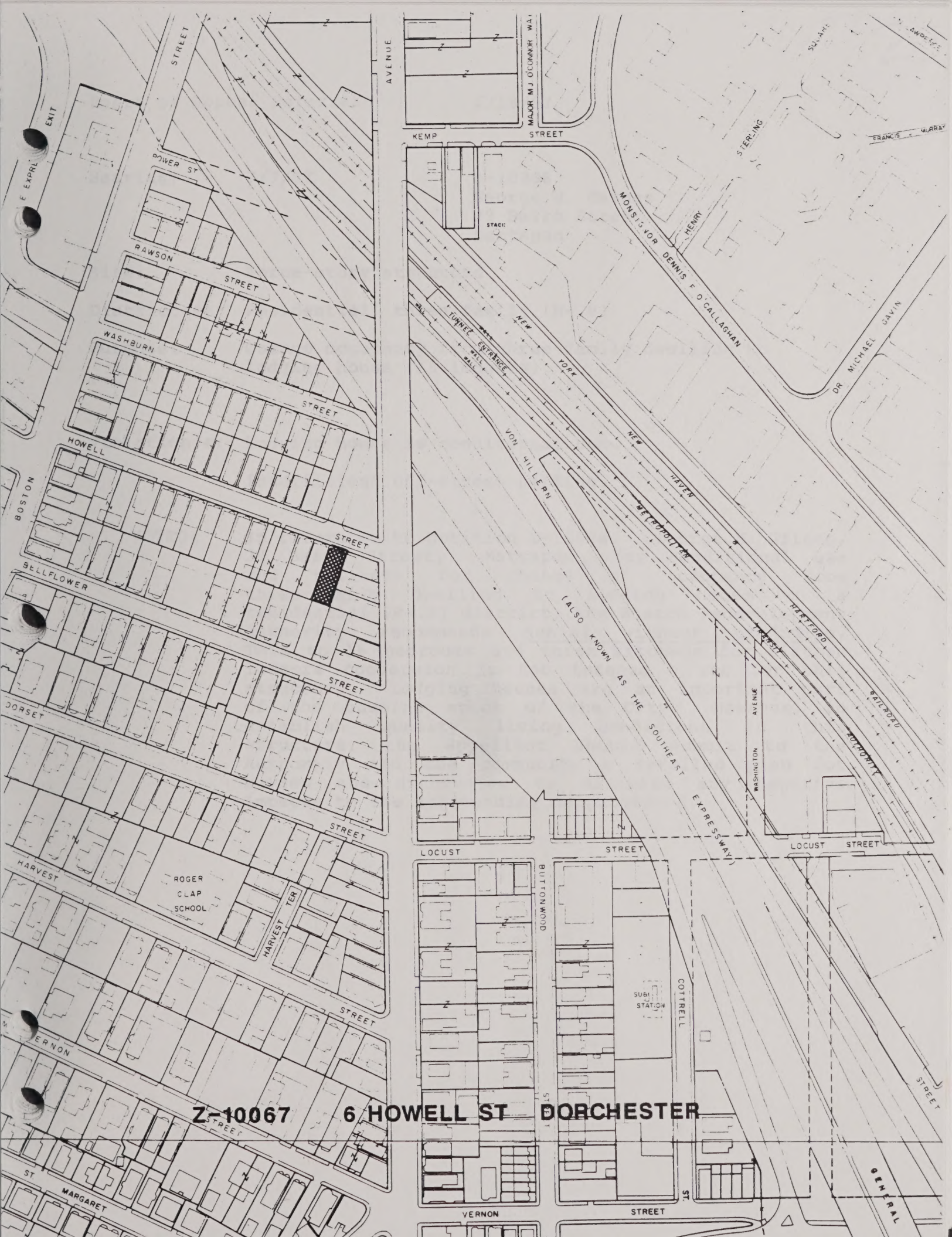
Site: 3,000 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area and width.

VOTED: In reference to petition Z-10067, John G. Kerr, 6 Howell Street, Dorchester, for two variances to erect one-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to siting and off-street parking be submitted to the Authority for design review approval. Lot has been vacant for past eleven years and eyesore. Dwelling will both enhance and benefit the neighborhood.


Z-10067 6 HOWELL ST DORCHESTER
STREET
AVENUE
KEMP
STREET
MAJOR MJ O'CONNOR WAY
STERLING
SQUARE
FRANCIS MURRAY
MONSIGNOR DENNIS F O'CALLAGHAN
HENRY
DR MICHAEL GAVIN
EXPRESS EXIT
POWER ST
RAWSON
STREET
WASHBURN
STREET
HOWELL
STREET
BOSTON
BELLFLOWER
STREET
DORSET
STREET
HARVEST
STREET
ROGER
CLAP
SCHOOL
HARVEST TER
VERNON
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ST
MARGARET
STACK
TUNNEL ENTRANCE
WALL
WALL
NEW YORK
NEW HAVEN
METROPOLITAN
HARTFORD
TRANSIT
RAILROAD
AUTHORITY
VON HILLERN
(ALSO KNOWN AS THE SOUTHEAST EXPRESSWAY)
WASHINGTON AVENUE
LOCUST
STREET
LOCUST
STREET
BUTTONWOOD
ST
SUBSTATION
COTTRELL
ST
VERNON
STREET
ST
STREET
GENERAL

Board of Appeal Referrals 6/18/87

Hearing: 7/7/87

Z-10068
George H. Gaines
39 Baird Street
Mattapan

Site: Three-story structure

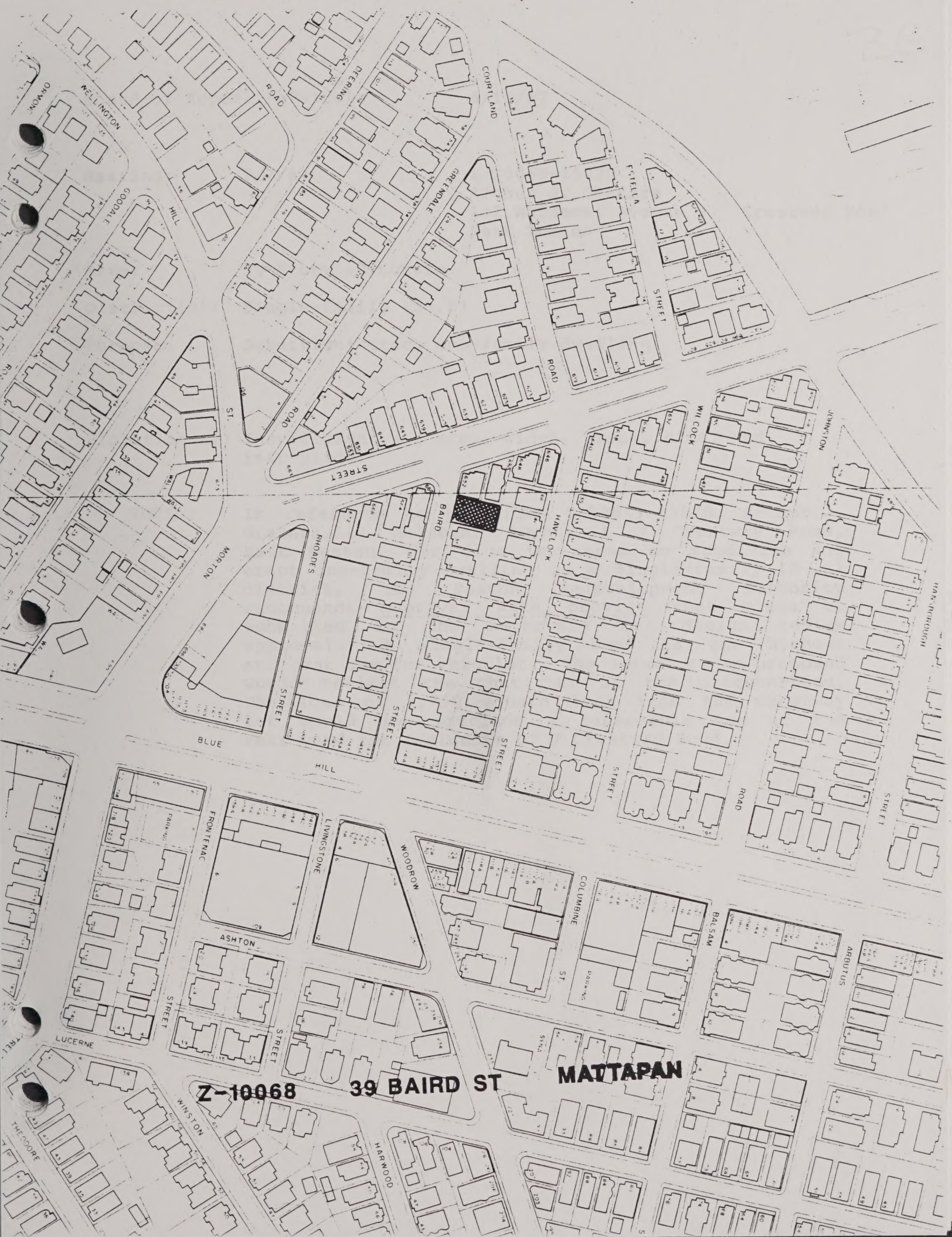
District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three-family dwelling to lodging house (15 lodgers).

Violation(s): Lodging house is conditional use.

Insufficient off-street parking.

VOTED: In reference to petition Z-10068, George H. Gaines, 39 Baird Street, Mattapan, for conditional use and variance for change of occupancy from three-family dwelling to lodging house in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. This to 16 bedrooms and three kitchens for fifteen lodgers conversion is too intense a use for this structure. Lodging houses are an important part of the housing stock of the City. However, to establish quality living conditions in this structure, the appellant should submit to the Authority and the community a detailed plan for review and discussion to minimize any negative impacts to the surrounding neighborhood.


Z-10068
39 BAIRD ST
MATTAPAN
BAIRD
STREET
RHODES
STREET
MORTON
ST.
BLUE
HILL
ROAD
STREET
HAVELOCK
STREET
WILCOCK
ROAD
JOHNSTON
STREET
HANCOCK
STREET
COURTLAND
ESTELLA
STREET
CRESCENT
ROAD
ROAD
STREET
WELLINGTON
GOODALE
HILL
ROAD
ROAD
STREET
FRONTENAC
LIVINGSTONE
WOODROW
ASHTON
STREET
STREET
LUCERNE
COLUMBINE
ST
BALSAM
ARBUTUS
WINSTON
HARWOOD
THEODORE

Board of Appeal Referrals 6/18/87

Hearing: 7/7/87

Z-10069-10070
Arthur J. Granara
142 Waldemar Avenue & 7 Crestway Road
East Boston

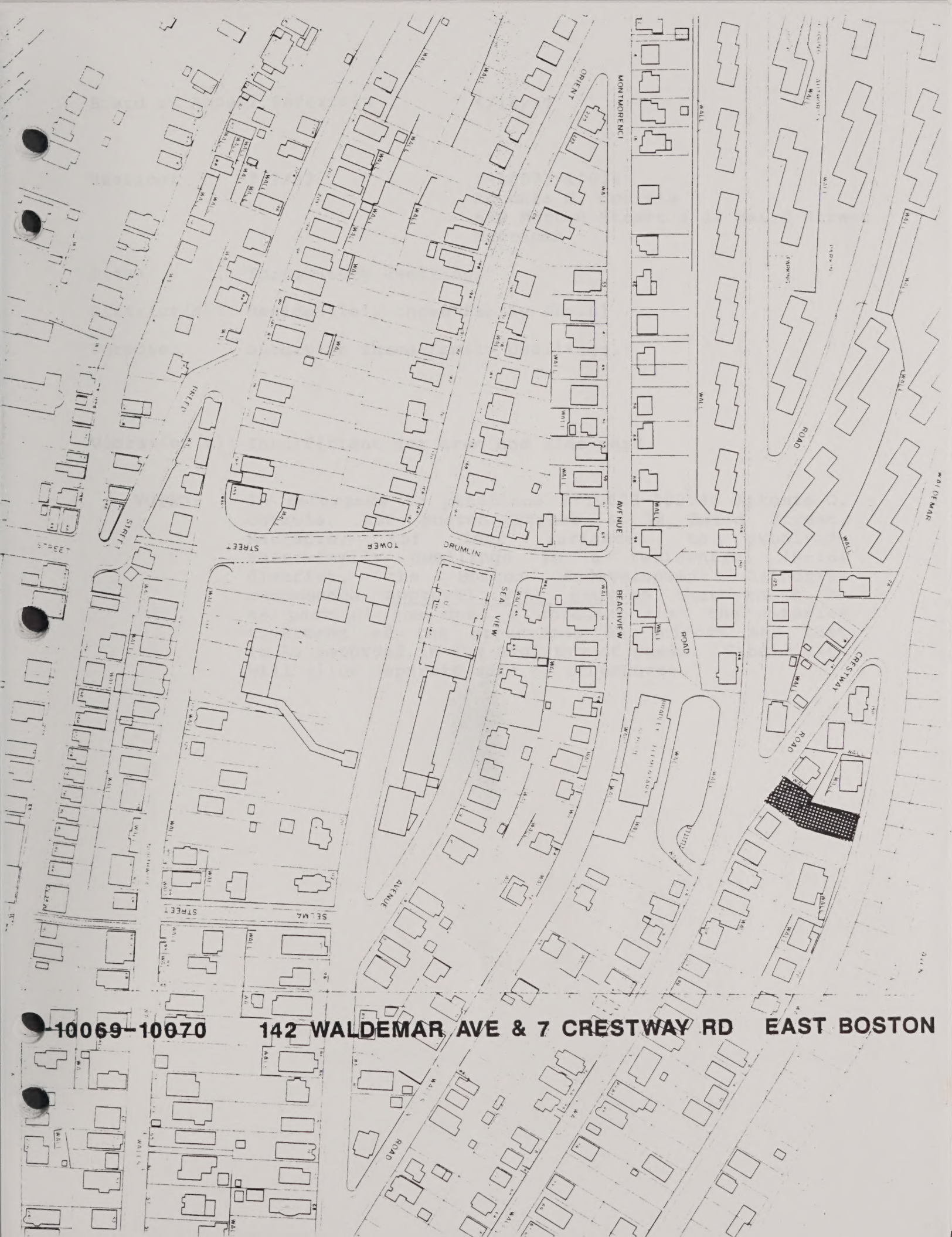
Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Subdivide; erect one-family dwelling.

Violation(s): Insufficient lot area, width, front, side, and rear yards.

VOTED: In reference to petitions Z-10069-10070, Arthur J. Granara,142 Waldemar Avenue & 7 Crestway Road, East Boston, for five variances to subdivide and erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. A single-family home is the highest and best use for this lot. The structure as proposed would reflect the character of the neighborhood. The loss of 2,750 square feet from the Crestway lot would not preclude a reasonable use of the rear yard for residents of 7 Crestway Road.



10069-10070 142 WALDEMAR AVE & 7 CRESTWAY RD EAST BOSTON

Board of Appeal Referrals 6/18/87

Hearing: 7/7/87

Z-10073-10074
Antonio G. Correia
660 Morton Street & 32 Baird Street
Mattapan

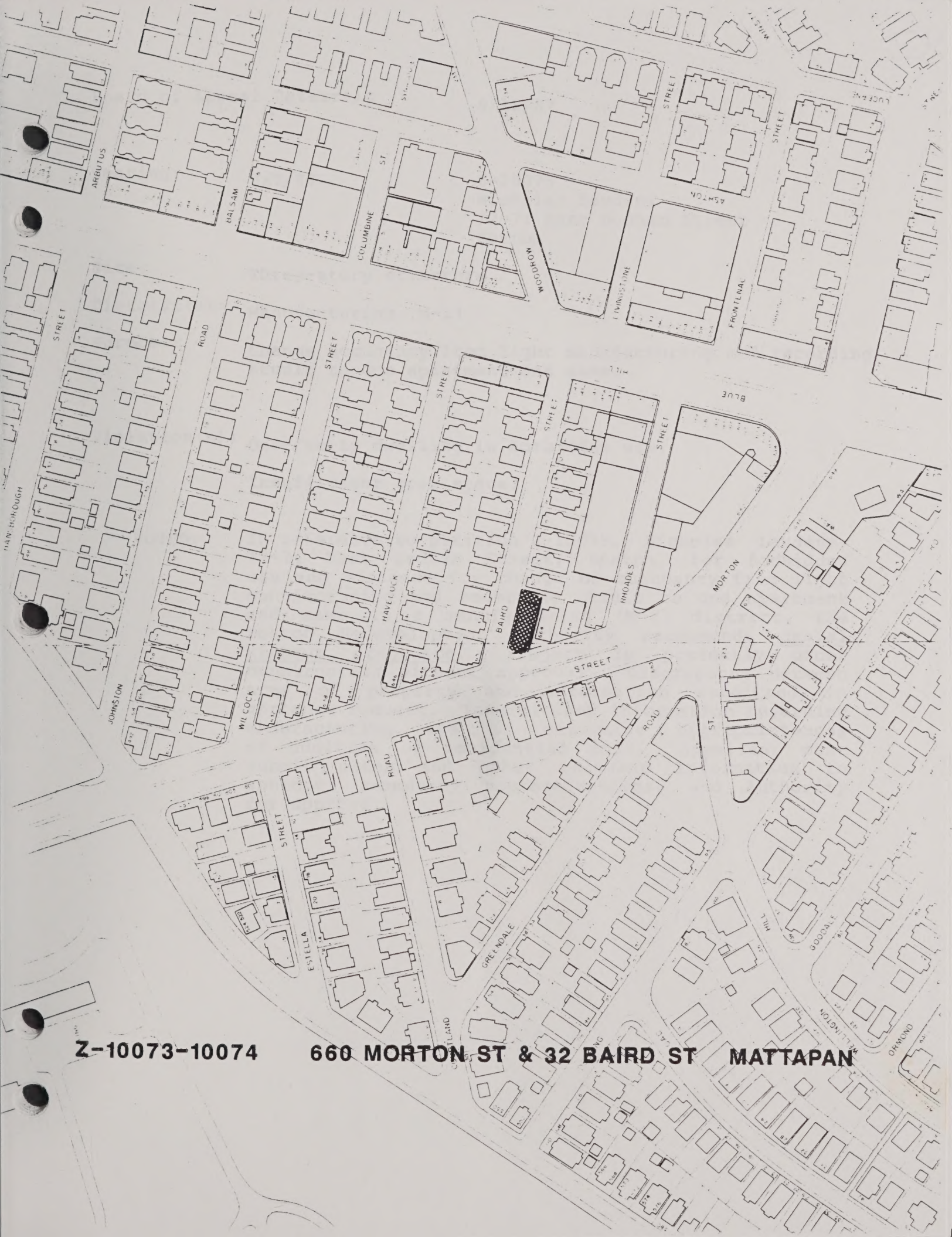
Site: Three-story dwellings

District(s): Residential, three-family (R-.8)

Purpose: Subdivide three-family dwellings.

Violation(s): Insufficient lot area and side yard.

VOTED: In reference to petitions Z-10073-10074, Antonio G. Correia, 660 Morton Street & 32 Baird Street, Mattapan, for four variances to subdivide three-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that there be as part of the deed a covenant that the exterior treatment of the structures be uniform and that it be recorded in the Registry of Deeds. Subdivision will allow separate sale of structures.



Z-10073-10074 **660 MORTON ST & 32 BAIRD ST MATTAPAN**

Board of Appeal Referrals 6/18/87

Hearing: 7/7/87

Z-10075
Nicholas Laudani
72-74 East Dedham Street
Boston

Site: Three-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from light manufacturing and recording studio to one apartment and same.

Violation(s): One-family dwelling is forbidden use.

Insufficient open space.

VOTED: In reference to petition Z-10075, Nicholas Laudani, 72-74 East Dedham Street, Boston, for forbidden use and variance for change of occupancy from light manufacturing and recording studio to one apartment and same in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends denial without prejudice. Project is presently under construction without approval. Discrepancy between area of property and information submitted in variance request. Insufficient information regarding manufacturing use to determine appropriateness of addition of residential unit. Appellant must submit plans and other relevant information to abutter, community representatives, and Authority for approval.

Z-10075 72-74 EAST DEDHAM ST BOSTON
MALDEN
WAREHAM
PLYMPTON
HANSON
MONSIGNOR REYNOLDS WAY
MELNEA CASS BLVD
TRANSIT
HOLLINS
SAVOY
PERRY
LAGONA
FRANCIS
PARK
PELHAM
DEDHAM
EAST BROOKLINE
FRANKLIN
BLACKSTONE
WEST
PARKING AREA

Board of Appeal Referrals 6/18/87

Hearing: 7/7/87

Z-10076-10078
Habitas Development
46-52 & 47-53 Rockvale Circle &
35-45 Lourdes Avenue
Jamaica Plain

Site: 36,165 Square feet of land

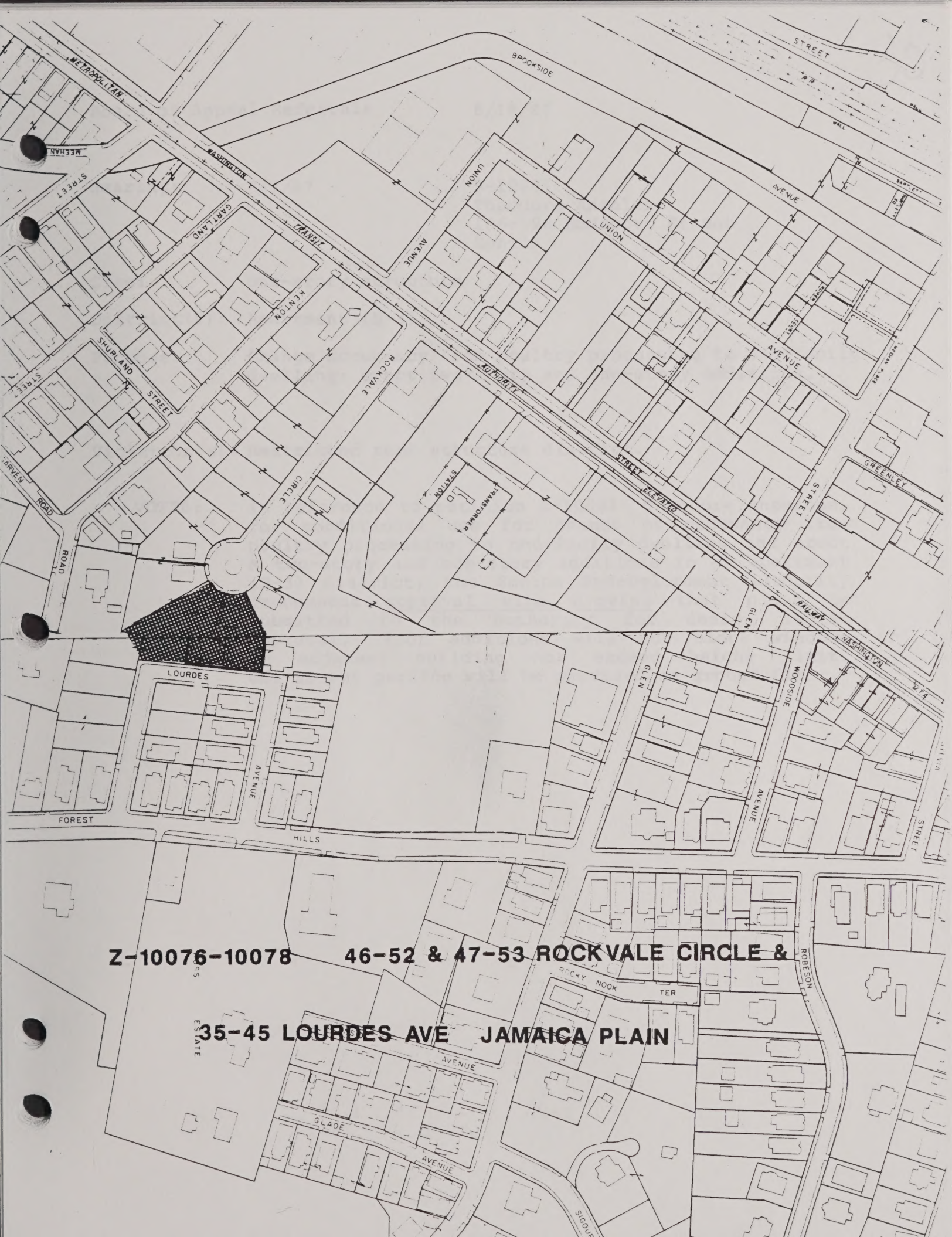
District(s): Residential, three-family (R-.8)

Purpose: Erect two four-unit and one six-unit apartment structures.

Violation(s): Off-street parking not allowed in front or side yards.

Insufficient rear yard.

VOTED: In reference to petitions Z-10076-10078, Habitas Development, 46-52 & 47-53 Rockvale Circle & 35-45 Lourdes Avenue, Jamaica Plain, for four variances to erect two four-unit and one six-unit apartment structures in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The proposal is for 14 new housing units to be constructed in three buildings: six units on Lourdes Avenue and the other eight units on Rockvale Circle. The land is currently vacant and owned by the City. One adjacent parcel is owned by a private individual but the designated developer, Habitas, has an option to purchase the parcel. The building and the parking have been designed and laid out according to the parcel shape and topography, and with the community members' input. The resulting site plan and building designs are compatible with the neighborhood and have community support.



Z-10076-10078 46-52 & 47-53 ROCKVALE CIRCLE &

35-45 LOURDES AVE JAMAICA PLAIN

Board of Appeal Referrals 6/18/87

Hearing: 7/7/87

Z-10081
Theodore Anzalone
186-190 Endicott Street
Boston

Site: One-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from poultry processing to one-family dwelling; erect two-story and one-story additions.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-10081, Theodore Anzalone, for conditional use for change of occupancy from poultry processing to one-family dwelling and erect a two-story and one-story additions in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Roof additions will not block windows in adjacent building nor exceed height limit. Off-street parking will be provided on ground floor.

Z-10081 186-190 ENDICOTT ST BOSTON

Board of Appeal Referrals 6/18/87

Hearing: 7/7/87

Z-10082
Barry M. Anderer
23 Carrolton Road
West Roxbury

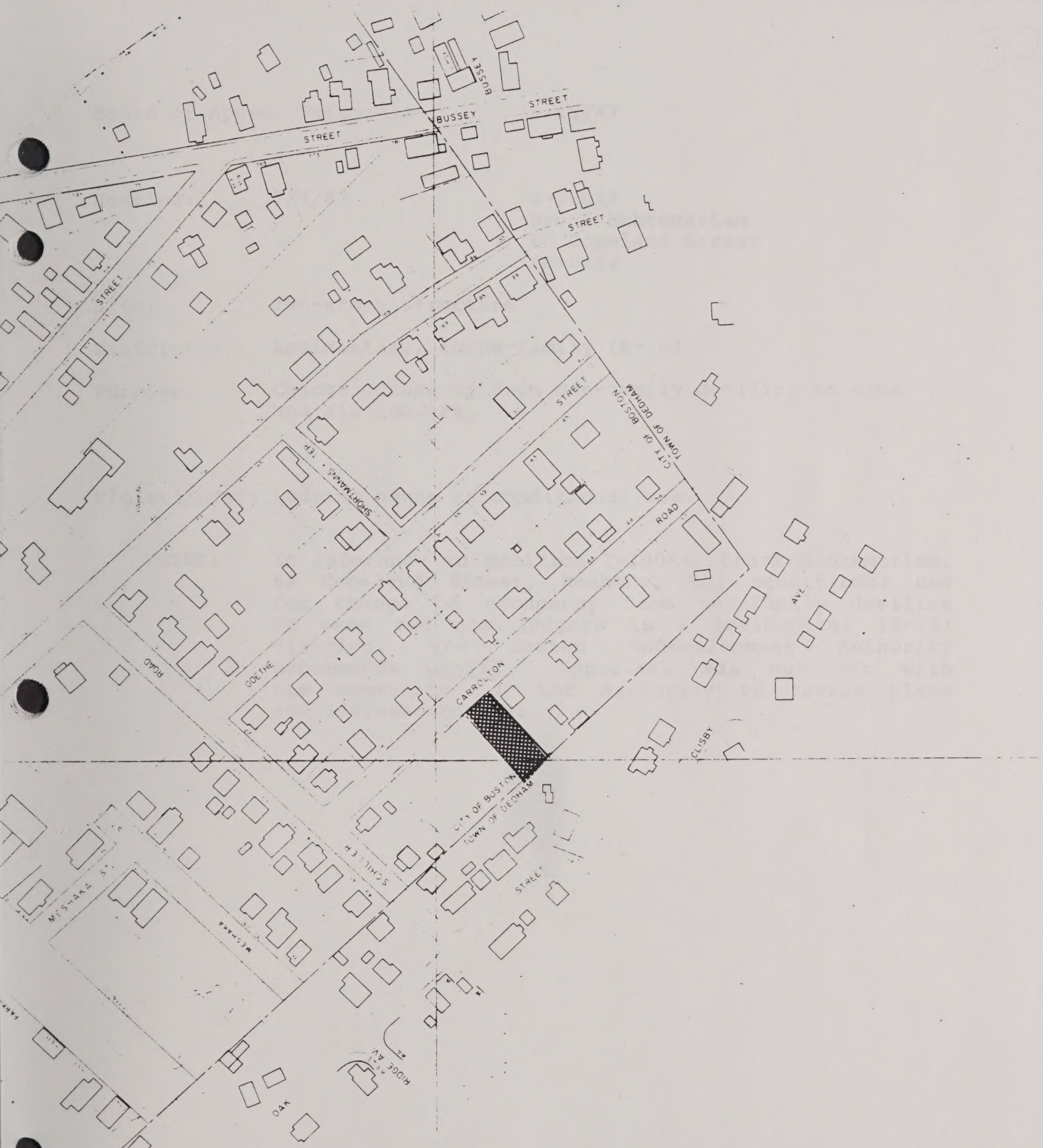
Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10082, Barry M. Anderer, 23 Carrolton Road, West Roxbury, for variance to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Family room addition will not increase yard deficiency.



Z-10082 23 CARROLTON RD WEST ROXBURY

Board of Appeal Referrals 6/18/87

Hearing: 7/7/87

Z-10084
Bruck Habtemariam
68 Copeland Street
Roxbury

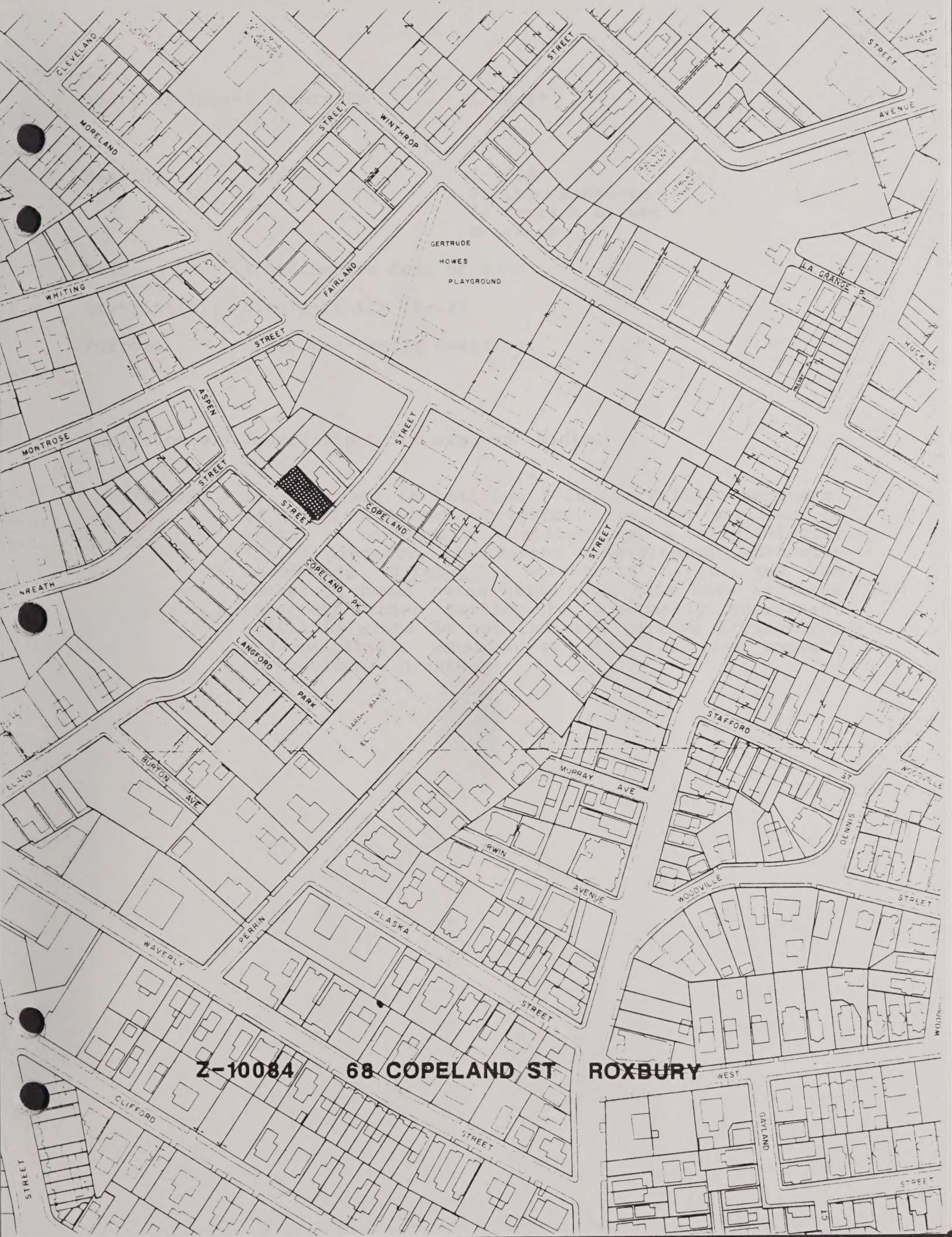
Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one-family dwelling to same and six lodgers.

Violation(s): Lodging house is conditional use.

VOTED: In reference to petition Z-10084, Bruck Habtemariam, 68 Copeland Street, Roxbury, for conditional use for change of occupancy from one-family dwelling to same and six lodgers in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Appellant has not met with the community nor the Authority to review plans and address concerns.



Z-10084 68 COPELAND ST ROXBURY

Board of Appeal Referrals 6/18/87

Hearing: 7/7/87

Z-10085
Filippo Mansueto
44 Gerrish Street
Brighton

Site: 4,000 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area and width.

VOTED: In reference to petition Z-10085, Filippo Mansueto, 44 Gerrish Street, Brighton, for two variance to erect a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends deferral. Street is narrow and the number of homes being built near this site requires that off-street parking be adequately addressed. Available plans do not indicate parking arrangement and building's location at side lot line appears to preclude a driveway.

BIGELOW CIR.
DURLAND STREET
COURT
DUNBOY STREET
GERRISH STREET
WOODMONT ST.
HOBART STREET
NEWTON STREET
DONNYBROOK ROAD
OLIVA ROAD
RIVERVIEW ROAD
RANELEGH ROAD
CORINNE ROAD
BROOKSDALE ROAD
FALKLAND STREET
RAILROAD
TURNPIKE
EXTENSION
WALL
Z-10085 44 GERRISH ST BRIGHTON

Board of Appeal Referrals 6/18/87

Hearing: 7/7/87 Z-10086
S & P Realty Trust
69 Heath Street
Jamaica Plain

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two-family dwelling and store to two-family dwelling and restaurant.

Violation(s): Take-out restaurant is forbidden use.

Insufficient off-street parking.

VOTED: In reference to petition Z-10086, S & P Realty Trust, 69 Heath Street, Jamaica Plain, for forbidden use and variance for change of occupancy from two-family dwelling and store to two-family dwelling and take-out restaurant in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. This property has been used as a grocery store in the recent past and until approximately two years ago, part of a larger building with a number of residential units, but by variance has been subdivided. The area is undergoing significant revitalization. The Jefferson School at the other end of Heath Street has been converted to residences, the Bricklayers Union is proposing 165 units on Back of the Hill nearby, the Bullfinch School has been given variances to construct residences, the City owns a large parcel opposite this site which is in the planning stages for housing, the MBTA has recently opened the new Southwest Corridor, and the Boston Housing Authority is in the process of up-grading their property at Bromley-Heath. There is a Jamaica Plain IPOD process that is beginning, as well as a Roxbury IPOD. A take-out restaurant with associated problems of trash, parking, noise and loitering would be extremely deleterious to these processes, the public investments, and private efforts to revitalize this area.

Z-10686 69 HEATH ST JAMAICA PLAIN

Board of Appeal Referrals 6/18/87

Hearing: 7/7/87

Z-10087
Timothy Donovan
24 Glendon Street
East Boston

Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose rear porches of two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10087, Timothy Donovan, 24 Glendon Street, East Boston, for variance to enclose rear porches of two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Enclosure for needed living space will not have a negative impact on abutting properties.

PIERHEAD
AND
BULKHEAD
CHELSEA
PIERHEAD
AND
BULKHEAD
BEACHED BARGES
STREET
PUTNAM ST
GLENDON ST
GLENDON
STREET
AMERICAN LEGION
PLAYGROUND
CONDOR
AMERICAN LEGION
PLAYGROUND
STANDS
STANDS
STREET
PUTNAM
STREET
GOSPEL HALL
EAST
EAGLE
PRESCOTT SQUARE
PRESCOTT
STREET
PHILIP H. SHERIDAN SCHOOL
LEXINGTON SQUARE
STREET
SHELBY
STREET
PUTNAM SQUARE
Z-10087 24 GLENDON ST EAST BOSTON

Board of Appeal Referrals 6/18/87

Hearing: 7/7/87

Z-10088
Sharon Oxmon
151 West Sixth Street
South Boston

Site: Four-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from four- to five-family dwelling.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-10088, Sharon Oxmon, 151 West Sixth Street, South Boston, for three variances for change of occupancy from four- to five-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Conversion of dwelling to five units (basement apartment) is contrary to the two-, three-, and four-family mixed density of this residential neighborhood. Numerous new housing developments and rehabilitation of vacant units/structures are occurring in this area mitigating need to convert to additional units.

Z-10088 151 WEST SIXTH ST SOUTH BOSTON
NORCROSS SCHOOL (EL.)
BIGELOW SCHOOL (EL.)
ST. AUGUSTINE CONVENT
ST. AUGUSTINE SCHOOL (EL.)
GIRLS CLUB
BOYS CLUB SOUTH BOSTON
ST AUGUSTINE CEMETARY
PATRICK F GAVIN JR HIGH SCHOOL
ST. AUGUSTINE R.C. CHURCH
WEST SIXTH STREET
WEST FIFTH STREET
WEST FOURTH STREET
WEST SEVENTH STREET
WEST EIGHTH STREET
WEST NINTH STREET
WEST BOWEN STREET
WEST SILVER STREET
WEST ROGERS WAY
WEST FLAHERTY WAY
WEST SOLO STREET
LOUIS STREET
TUDOR
LILLY STREET
LORING
GRIMES
FREDERICK
PARK
TELEGRAPH
MERCER
GATES
KNOWLTON
EAST

Board of Appeal Referrals 6/18/87

Hearing: 7/7/87

Z-10089-10091
Second Street Realty Trust
598-602 East Second Street
South Boston

Site: Vacant land

District(s): Manufacturing (M-1)

Purpose: Erect two one-family and one three-family dwellings.

Violation(s): One-family dwelling is forbidden use.

Three-family dwelling is conditional use.

Insufficient lot area, open space, front, rear yards, off-street parking, and excessive building height.

VOTED: In reference to petitions Z-10089-10091, Second Street Realty Trust, 598-602 East Second Street, South Boston, for two forbidden uses, conditional use, and thirteen variances to erect two one-family and one three-family dwellings in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Each structure will contain a single-car garage and approximately 1,000 square feet of living space. The exterior design as submitted is not out of keeping with the general character of the area and must be altered. An appropriate design can be developed within the design review process. Proposed density and site design is acceptable. Residential development will help to strengthen residential neighborhood.

Z-10089-10091 598-602 EAST SECOND ST SOUTH BOSTON

Board of Appeal Referrals 6/18/87

Hearing: 7/7/87

Z-10092
Peter J. Brady
61 Linwood Street
Hyde Park

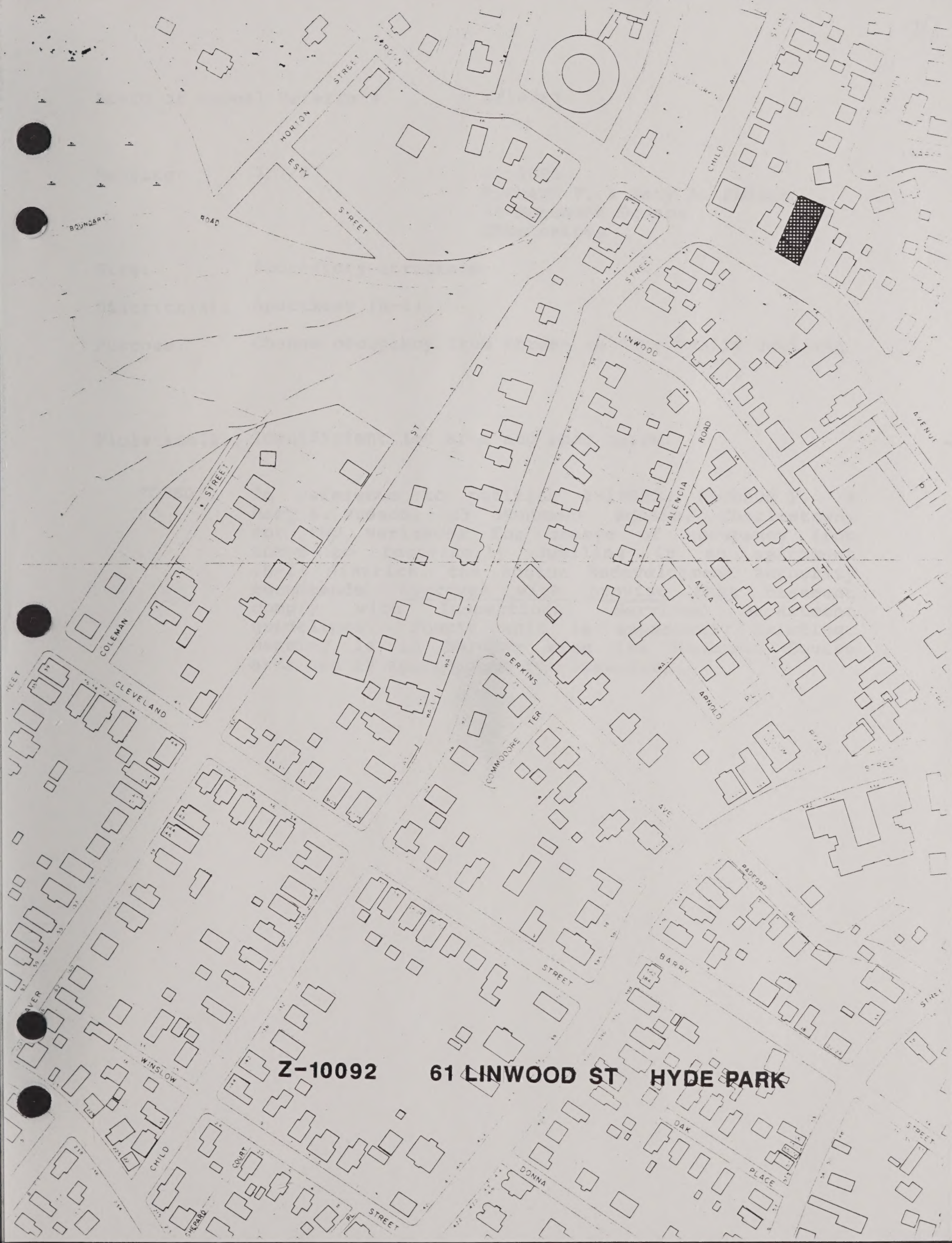
Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Raise roof of one-family dwelling nine feet.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10092, Peter J. Brady, 61 Linwood Street, Hyde Park, for variance to raise roof of one-family dwelling nine feet in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Proposed addition is compatible with existing neighborhood structures and will not encroach on abutting properties.


HORTON STREET
ESTY STREET
ROAD
CHILD
LINWOOD
VALENCIA
AVILA
ARNOLD
COLEMAN
CLEVELAND
PERKINS
COMMODORE TER
BARRY
DONNA
OAK
PLACE
WINSLOW
Z-10092
61 LINWOOD ST HYDE PARK

Board of Appeal Referrals 6/18/87

Hearing: 7/7/87

Z-10093
Richard F. & Mary A. Hudson
25 Monument Square
Charlestown

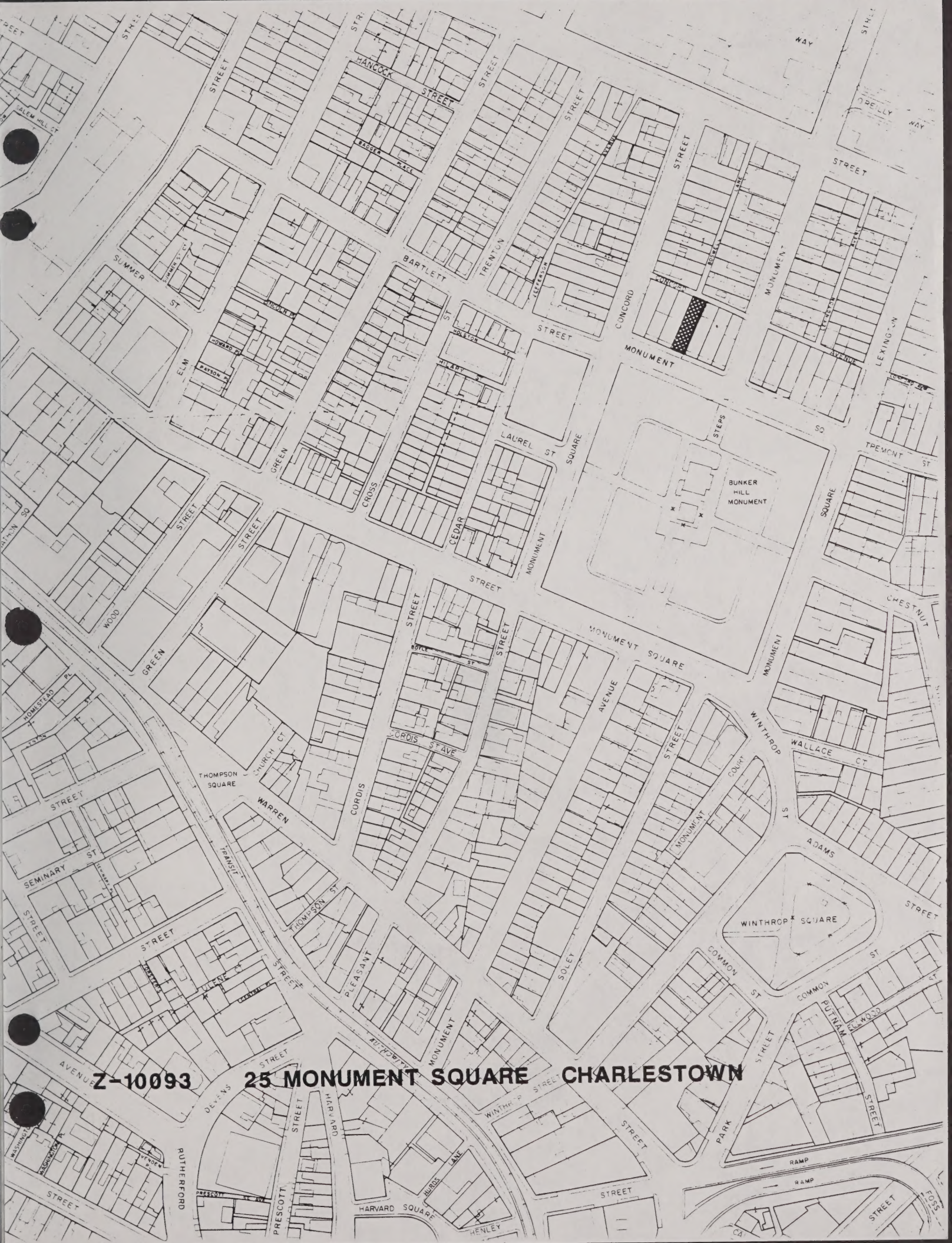
Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10093, Richard F. & Mary A. Hudson, 25 Monument Square, Charlestown, for two variances for change of occupancy from three- to four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that basement comply with Inspectional Services Department guidelines. Fourth unit is apparently existing. Density is in harmony with the Monument Square area and is appropriate for structure.


Z-10093 25 MONUMENT SQUARE CHARLESTOWN
MONUMENT SQUARE
BUNKER HILL MONUMENT
WINTHROP SQUARE
THOMPSON SQUARE
HARVARD SQUARE
BARTLETT STREET
TRENTON STREET
CONCORD STREET
MONUMENT AVENUE
LEXINGTON STREET
LAUREL ST
CEDAR ST
CROSS ST
GREEN STREET
ELM STREET
SUMMER ST
HANCOCK STREET
BUNKER HILL MONUMENT SQUARE
TREMONT ST
CHESTNUT STREET
WINTHROP COURT
WALLACE CT
ADAMS STREET
COMMON ST
PUTNAM STREET
PARK STREET
SOLEY AVENUE
CORDIS STREET
WARREN STREET
PLEASANT STREET
THOMPSON ST
SEMINARY ST
TRANSIT STREET
DEVENS STREET
PRESCOTT STREET
HARVARD STREET
RUTHERFORD AVENUE
WASHINGTON STREET
WOOD STREET
HOMESTEAD PL
CHURCH CT
CORDIS ST AVE
BOYLE ST
HURON AVE
HURON LANE
HENLEY
RAMP
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